

CHADDS FORD TOWNSHIP PLANNING COMMISSION

Minutes

July 31, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, July 31, 2002. Present were William J. Taylor, Maurice Todd, James Reamer, Fred Reiter and James Urie. Also in attendance were J. P. Kelly of Kelly Engineers and Sabina J. Taylor, Secretary Pro tem. The meeting was called to order at 7:30 p.m.

MINUTES - The minutes of the June 26, 2002 meeting were approved on a motion by Fred Reiter, seconded by James Reamer

PUBLIC COMMENT - None

SAUNDERS SUBDIVISION - Stephen J. Wasylyszyn, P.L.S., of G.D. Houtman & Sons, Inc. representing the applicant, P.F. Properties, distributed copies of revised plans which address Kelly Engineers comments in their reviews dated June 24 and July 30, 2002. Mr. Wasylyszyn also provided copies of the approval letter from the Delaware County Conservation District and of legal descriptions for the property. He then reviewed revisions which have been made to the plan. It was noted that the common driveway is now entirely on Lot #3. The testing necessary for the septic systems has been done. The Township SEO is reviewing the applicants request for a planning module exemption. It is expected that this project will qualify for an exemption. Five copies of the covenant or restrictions were provided to Mr. Kelly. Mr. Wasylyszyn said he will forward a copy of the covenant or restrictions to Mr. Petrosa's office. A General Permit has been requested from Delaware County Conservation District, who is the DEP local reviewing agent.

The Board of Supervisors will need to decide if fencing will be required around the area of the berms. Planning Commission members asked questions regarding the amount of and the length of time water will be in the basins. It was noted that a stream and a pond currently on the property are not fenced.

Maurice Todd made a motion to recommend approval of the Saunders Subdivision with the understanding that Items Nos. 5 and 14 from Kelly Engineers letter, dated July 30, 2002, be addressed before the applicant submits the plan to the Supervisors for their approval. The motion was seconded by James Reamer and passed unanimously.

CORNERSTONE SUBDIVISION - Tim Smith, of Chester County Innovation, Inc., presented plans for this 4 lot subdivision on Webb Road. The applicant, Chadds Ford Real Estate Investments, plans to subdivide the 10.02+ acres into 4 lots of 2+ acres each. Each lot will be served by on-site wells and sewage disposal. Access will be from Webb Road with a equally owned and maintained common driveway. Lot #1 will be deed restricted so that it must use the common driveway for access to Webb Road. Stormwater management for the site will be handled by underground seepage beds.

Mr. Smith reviewed the items on Kelly Engineers review letter dated July 22, 2002.

The Delaware County Planning Commission has scheduled review of the plan at their August 15, 2002 public meeting.

The applicant has requested a waiver regarding a landscaping plan. Mr. Smith noted that the rear of the property is wooded and there will be extensive landscaping done, tailored to each buyers taste.

Mr. Todd asked that the location of the two houses on the adjoining lots, to the east of the property, be located on the plan. He wants to be sure headlights from cars using the new driveway do not shine into those houses.

In response to a question from Mr. Reiter, Mr. Smith said they plan to leave as many as possible of the conifers on the property in place. They may try to move and preserve, on the site, some of the trees that must be removed for construction.

The applicant will return to next month's Planning Commission meeting for further review of the plan.

ORDINANCE CODIFICATION - The Planning Commission members discussed the need to have the codification of the Township Ordinances updated. A proposal was presented to the Supervisors several years ago, but no action was taken at that time. Mr. Kelly offered to get some updated prices.

On a motion by Maurice Todd, seconded by Fred Reiter, the meeting adjourned at
8:30 p.m.

Respectfully submitted,



Sabina J. Taylor, Secretary Pro Tem